



La Habra Utility Authority Agenda Report

Meeting Date: March 16, 2015

TO: CHAIRMAN & AGENCY DIRECTORS

FROM: EXECUTIVE DIRECTOR
By: Elias Saykali, Director of Public Works

SUBJECT: APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO SIGN THE FIRST ADDENDUM TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE LA HABRA UTILITY AUTHORITY AND CALIFORNIA DOMESTIC WATER COMPANY.

SUMMARY RECOMMENDATION:

Approve and Authorize the Executive Director to sign the First Addendum to the Memorandum of Understanding between the La Habra Utility Authority and California Domestic Water Company.

DISCUSSION:

The La Habra Utility Authority (Authority) and California Domestic Water Company (CDWC) entered into a Memorandum of Understanding (MOU) on December 16, 2013, relating to, among other things, the transfer of certain water supply, distribution facilities and rights to provide water service to existing CDWC shareholders. Most of the shareholders are either in unincorporated areas of Los Angeles County adjacent to the La Habra city limits or in unincorporated areas of Orange County within the City of La Habra's sphere of influence. As such, out of area exemptions were required by both the Los Angeles County and Orange County Local Agency Formation Commissions (LAFCO).

The Los Angeles County LAFCO approved an exemption on September 10, 2014, thereby allowing the Authority to provide water service to CDWC shareholders' properties located in Los Angeles County. The Authority is still in the process of obtaining the necessary approvals from the Orange County LAFCO.

Agenda Item No. II.2

Meeting Date: 3/16/15

In order for the transfer of water service to proceed in the approved Los Angeles County areas, it is necessary for the Authority and CDWC execute a First Addendum to the original MOU, as applicable only to the Los Angeles County Shareholders' properties, and allow the transfer of the La Habra Area Facilities and Water Distribution Rights to those properties. As part of this addendum, CDWC will issue a total payment of \$250,000 to the Authority from the \$1 million escrow account currently held by CDWC's legal counsel. These funds will be used for water main improvements within the transferred areas. The remaining \$750,000 balance of the escrow account will be held until all approvals for the transfer of services are received from the Orange County LAFCO.

FISCAL IMPACT / SOURCE OF FUNDING:

There is no impact on the General Fund. As a part of the MOU, the \$250,000 payment will be allocated to replace water mains to improve water quality and fire protection within the transferred services areas.

GENERAL PLAN RELEVANCE:

WS 1.9 Infrastructure Maintenance

RECOMMENDATION / REQUESTED ACTION:

Approve and Authorize the Executive Director to sign the First Addendum to Memorandum between the La Habra Utility Authority and California Domestic Water Company.

ATTACHMENTS: First Addendum

FIRST ADDENDUM TO MEMORANDUM OF UNDERSTANDING

This First Addendum to Memorandum of Understanding (the "First Addendum") is entered into by and between the LA HABRA UTILITY AUTHORITY, a joint powers authority formed under Government Code Sections 6500 et seq. (the "Authority"), and CALIFORNIA DOMESTIC WATER COMPANY, a California corporation ("CDWC"), and is dated for purposes of identification as of February __, 2015 (the "First Addendum Effective Date"). The Authority and CDWC are collectively referred to herein as the "Parties."

RECITALS

A. The Parties entered into a Memorandum of Understanding dated December 16, 2013 (the "MOU") relating to, among other things, the transfer of certain water supply and distribution facilities (defined in the MOU as the "La Habra Area Facilities") and rights to provide water service to certain of CDWC's existing shareholders (defined in the MOU as the "Water Distribution Rights").

B. Under Section 1.5.1 of the MOU, the effectiveness of the MOU is conditioned on the receipt of any required governmental approvals.

C. Subsequent to the execution of the MOU, the Parties were informed that the MOU required certain approvals from the Local Agency Formation Commissions of Los Angeles County and Orange County, respectively, and, therefore, the Parties' respective rights and obligations under the MOU have been held in abeyance pending receipt of those approvals.

D. On September 10, 2014, the Local Agency Formation Commission of Los Angeles County approved an exemption to its approval pursuant to subdivision (e) of Government Code Section 56133, thereby allowing the Authority to provide domestic water service to the CDWC Shareholders' properties situated in Los Angeles County, as depicted in the maps attached hereto as Exhibit 1 (those shareholders are referred to herein as the "Los Angeles County Shareholders").

E. The Parties are in the process of obtaining the necessary approval from the Orange County Local Agency Formation Commission, which would be the final governmental necessary to satisfy Section 1.5.1 of the MOU.

F. The Parties now desire by this First Addendum to implement the terms of the MOU as applicable to the Los Angeles County Shareholders' properties to allow for the transfer of the La Habra Area Facilities and Water Distribution Rights applicable to those properties.

NOW, THEREFORE, in consideration of the covenants and conditions hereafter contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals Incorporated. The Recitals set forth above are an integral part of this First Addendum and set forth the intentions of the Parties and the premises on which the Parties have decided to enter into this First Addendum.

2. Definitions. Any terms not otherwise defined in this First Addendum shall be defined as set forth in the MOU and, in particular, Section 1.2 thereof.

3. Transfer of La Habra Area Facilities. As of the First Addendum Effective Date, those particular La Habra Area Facilities set forth on Exhibit 2 hereto are hereby transferred to the Authority in accordance with the Bill of Sale to be delivered to the Authority concurrently with the Transfer Payment under Section 7, below (that Bill of Sale is included in Exhibit 2 hereto).

4. Transfer of Water Distribution Rights. As of the First Addendum Effective Date, the Water Distribution Rights to the existing Los Angeles Area Shareholders, as depicted on Exhibit 1 hereto, are transferred to the Authority.

5. Transfer of Easement Rights. As of the First Addendum Effective Date, the easement rights CDWC possesses in Los Angeles County to provide water service to the Los Angeles County Shareholders, as set forth on Exhibits 3 and 4 hereto (which rights are being transferred by quitclaim deeds held in escrow by CDWC's legal counsel), are transferred to the Authority, and CDWC shall cause those quitclaim deeds, through its counsel, to be recorded by the Los Angeles County Recorder.

6. Water Service Rights. In accordance with Section 1.3.4 of the MOU, within ten (10) days of the First Addendum Effective Date, CDWC shall provide the Authority with a copy of the proposed notice that CDWC will provide to the Los Angeles County Shareholders to notify them of the change of ownership of that portion of the La Habra Area Facilities and of those shareholders' rights to sell their shares of stock in CDWC back to CDWC and to become an Authority customer on a municipal utility basis. The Authority shall provide its comments on that notice within three (3) business days (i.e., days on which the City of La Habra is open for business) of its receipt of that draft notice. CDWC shall thereafter finalize that notice and mail it or otherwise deliver it to the Los Angeles County Shareholders. The remaining provisions of Section 1.3.4 and Section 1.3.6 of the MOU shall apply with respect to such Water Service Rights and the related billing for water service provided to the Los Angeles County Shareholders.

7. Transfer Payment Amount. The Parties acknowledge that CDWC's legal counsel currently holds the Transfer Payment Amount in escrow. Within two (2) business days of the First Addendum Effective Date, CDWC shall deliver to the Authority a check in the sum of \$250,000. That payment shall be credited against CDWC's Transfer Payment obligation under Section 1.3.9 of the MOU, with the remaining Transfer Payment Amount balance of \$750,000 to be deposited by CDWC with its legal counsel, to be held in escrow pending the approval by the Orange County Local Agency Formation Commission of the contemplated transfer of services. Upon confirmation of CDWC's \$250,000 check referenced above clearing CDWC's bank, CDWC's legal counsel shall destroy the check for the original Transfer Payment Amount.

8. Mutual Releases. The Parties hereby release each other from any and all liabilities, claims or damages, if any, that may have resulted from the delay in implementation of the MOU, from the MOU's Effective Date through the First Addendum Effective Date.

9. Continuing Effect of MOU. Except as revised by the terms of this First Addendum, the provisions of the MOU shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this MOU as of the dates hereafter set forth.

LA HABRA UTILITY AUTHORITY

Dated: _____, 2014

Jim Sadro, Executive Director

ATTEST:

_____, Authority Secretary

CALIFORNIA DOMESTIC WATER COMPANY

Dated: _____, 2014

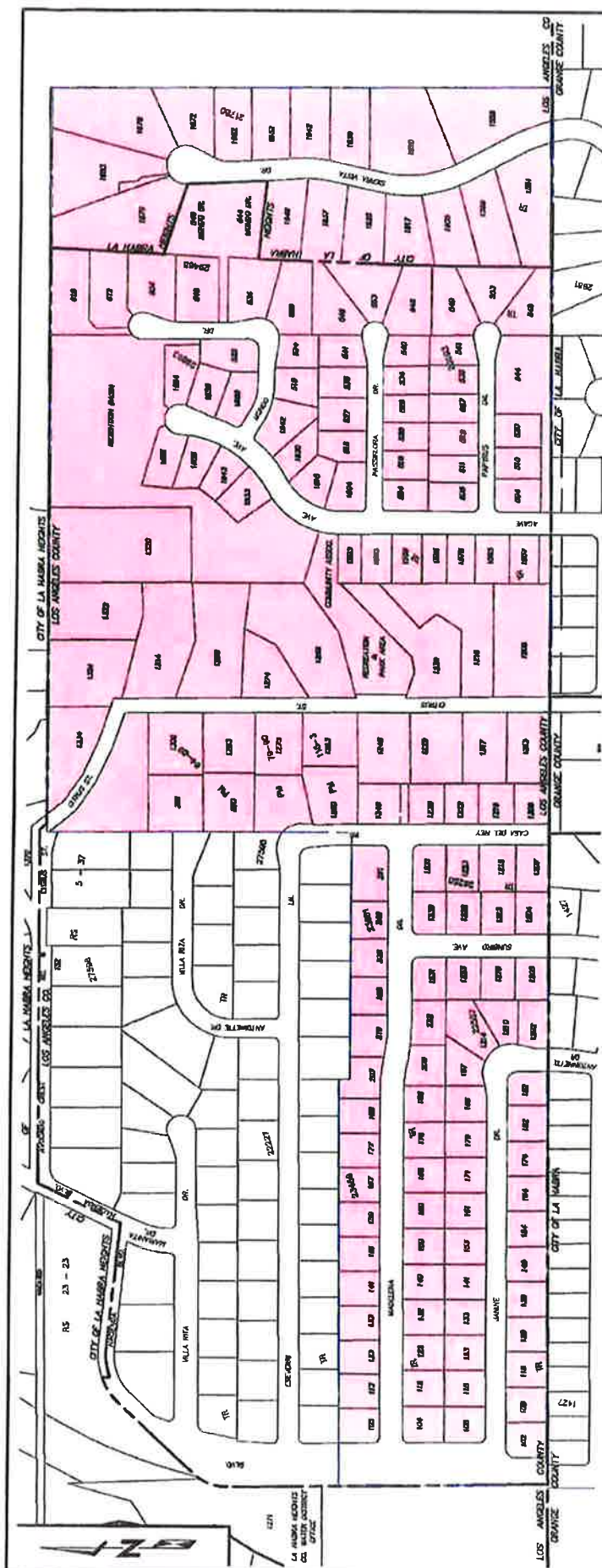
By: _____
Its: _____

Dated: _____, 2014

By: _____
Its: _____

EXHIBIT 1

AREA 1



LEGEND

- CALIFORNIA DOMESTIC WATER COMPANY
SERVICE AREA BOUNDARY

TOTAL NUMBER OF CDWC SERVICES
IN L.A. COUNTY = 215

TOTAL AREA = 79.25 AC

CALIFORNIA DOMESTIC WATER COMPANY	SERVICE AREA BOUNDARY IN THE COUNTY OF LOS ANGELES	SCALE: 1" = 240'	LEVELS:	FIGURE NO.
		DRAWN BY: G.A.M.	DATE: 06/25/13	1



TOTAL NUMBER OF CDWC SERVICES
IN L.A. COUNTY = 4

TOTAL AREA = 2.6 AC

CALIFORNIA DOMESTIC WATER COMPANY	SERVICE AREA BOUNDARY IN THE COUNTY OF LOS ANGELES	SCALE: 1" = 250'	DRAWN BY: OAM	DATE: 06/25/11	2
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EXHIBIT 2

BILL OF SALE

This BILL OF SALE is executed and delivered September __, 2014 (the "Effective Date") by California Domestic Water Company, a California corporation ("Transferor"), pursuant to that certain First Addendum to Memorandum of Understanding dated for identification purposes as of September __, 2014 (the "First Addendum"), by and between Transferor and the La Habra Utility Authority, a joint powers agency (the "Transferee"). Capitalized terms used in this Bill of Sale and not otherwise defined herein shall have the respective meanings assigned to them in the First Addendum, or in the Memorandum of Understanding dated December 16, 2013 between Transferor and Transferee (the "MOU").

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Transferor hereby sells, transfers, assigns and conveys to Transferee, effective as of the Effective Date, all right, title and interest in and to those certain La Habra Area Facilities (as defined in the MOU and First Addendum) set forth in Attachment No. 1 hereto.

Transferor hereby irrevocably nominates, constitutes and appoints Transferee the true and lawful attorney-in-fact of Transferor, with full power of substitution, and hereby authorizes Transferee, in the name of and on behalf of Transferor, to execute, deliver, acknowledge, certify, file and record any document, to institute and prosecute any action and to take any other actions that Transferee may in its sole discretion deem appropriate for the purpose of (i) operating the La Habra Area Facilities listed in Attachment No. 1 hereto; (ii) collecting, asserting, enforcing or perfecting any claim, right, title or interest of any kind that is included in or relates in any way to any of the La Habra Area Facilities being transferred to Transferee by this Bill of Sale, (iii) defending or compromising any action or other matter relating in any way to any of the La Habra Area Facilities being transferred to Transferee by this Bill of Sale; or (iv) otherwise carrying out or facilitating any of the transactions contemplated by or relating to this Bill of Sale. The foregoing powers are and shall be coupled with an interest in favor of Transferee and its permitted successors and assigns, and are and shall be irrevocable by Transferor and its permitted successors and assigns.

This Bill of Sale is executed pursuant to and is subject to all of the terms and conditions of the First Addendum and the MOU, and shall not limit in any way the rights of the parties under or relating to the MOU or any documents or instruments executed pursuant thereto or in connection therewith. This Bill of Sale shall be binding upon Transferor and its permitted successors and assigns and shall inure to the benefit of Transferee and its permitted successors and assigns.

IN WITNESS WHEREOF, this Bill of Sale has been duly executed and delivered on behalf of Transferor as of the Effective Date above written.

California Domestic Water Company
a California corporation

By: _____
James Byerrum, President

ATTACHMENT NO. 1

**LA HABRA AREA FACILITIES-LOS ANGELES COUNTY
FIXED ASSET INVENTORY**

Co Asset No	Description	Add'l Descr #1	Add'l Descr #2	Quantity	Unit of Measure	Acquisition Date	Acquisition Cost	Useful Life	Annual Depreciation	Years Depreciated
PIPELINES										
PIPE 6 0016	4" A.C. ON OAK DYKE	N OF PALM IN LA COUNTY	CONTRIB 155 9330	170	LF	02/24/1966	1,510.22	15	100.68	15
PIPE R 0061	SERVICES (4) AT 1283 N CITRUS	SRV 1283&1309 CITRUS	SRV 250&251 VILLA RITA	4		08/12/2009	20,253.66	30	675.12	4
PIPE R 010	6" & 4" TRANSITE, HACIENDA	HACIENDA BL, MADELENA	JANINE	3168	LF	06/30/1957	10,723.07	40	268.08	40
PIPE R 012	4-6", 1-4" GATE VALVES	HACIENDA DIST	MADELENA, JANINE	5		05/26/1988	5,754.93	7	822.13	7
PIPE R 013	6" PVC HACIENDA SYS	CASA DEL REY 140' NO TO	END-1" COPPER SERVICE	1		06/30/1991	2,000.00	15	133.33	15
PIPE R 014	6" GATE VALVE	N. CASA DEL REY	2" COPPER BLOW OFF	1		06/30/1991	769.73	15	51.32	15
PIPE R 020	6" HACIENDA	FROM MADEL E TO CONNECT	TO CITRUS	790	LF	09/30/1961	4,504.49	20	225.22	20
PIPE R 030	6" HACIENDA SYS	N/E CITRUS N TO LH HEIGHT		1025	LF	02/28/1965	9,915.91	40	247.90	40
PIPE R 050	6 & 4" BLUE BRUTE, HACIENDA	ON PRIVATE ROAD E/O NO	END CITRUS, SEE PIPER0051	400	LF	04/30/1985	7,898.56	15	526.57	15
PIPE R 051	6 & 4" BLUE BRUTE, HACIENDA	PRIVATE RD E OF N/CITRUS		1		04/30/1985	2,500.00	15	166.67	15
PIPE R 060	TIE IN TO LA HABRA HEIGHTS	ON AVOCADO CRST/CITRUS		1		02/26/1959	186.32	20	9.32	20
PIPE S 0041	2" AIR VENT 1679 SIERRA VISTA	APCO-WILLAMETTE	COMBINATION AIR RELEASE V	1		02/29/2012	4,740.26	3	1,580.09	1
PIPE S 010	6" AC CAROL SYSTEM	PASSAFLOTA TANK TO SIERRA	VISTA, CONTR BY VARIOUS	2286	LF	11/29/1956	8,752.14	40	218.80	40
PIPE S 020	10-8-6" CAROL DIST SYSTEM	CAROL ST, PAPHYRUS, MONDO	TO TANK CONTRIBUTED	2465	LF	08/11/1964	13,447.54	40	336.19	40
PIPE S 030	6" CHECK VALVES, CAROL SYS	W OF SIERRA VISTA OFF	PAPHYRUS-SILENT CK VALVES	2		02/16/1978	1,606.98	10	160.70	10
PIPE S 040	2-6" GATE VALVES - 2-2"	COPPER SERVICES TO 1679	1683,1678,1672 SIERRA VIS	160	LF	10/13/1987	7,249.22	30	241.64	26
TESTTAP 040	2" 154 JANINE	WATER SAMPLE STATION		1		10/22/1992	1,365.76	3	455.25	3
TESTTAP 060	2" 1649 SIERRA VISTA	WATER SAMPLE STATION		1		10/22/1992	1,365.76	3	455.25	3
FIRE HYDRANTS										
FIRE HYD 0020	6" HYDRANT - END SIERRA VISTA	1679 SIERRA VISTA		1		10/13/1987	1,925.15	15	128.34	15
FIRE HYD 0027	6" HYDRANT MADELENA	222 MADELENA	MAP	1		06/30/1991	2,349.60	15	156.64	15
METERS										
METER 0020A	3" - 1245 HACIENDA BL	17" LAYING LENGTH-SPOOL	PIECE W/TEST PORT	1		04/06/2001	1,630.80	5	326.16	5
METER 0070	6" FROM LHH TO END OF CITRUS	NORTH END OF CITRUS ST	6" SADDLE	1		04/07/1989	521.85	5	104.37	5
TOTAL FIXED ASSET INVENTORY							\$ 110,971.95			

EXHIBIT 3

RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)

La Habra Utility Authority)
201 East La Habra Blvd.)
La Habra, CA 90633)

QUITCLAIM DEED

This is a conveyance of an interest in real property to a public agency, R & T 11922.

The undersigned declares that this documentary transfer tax is None (\$-0-) pursuant to Government Code Section 6103.



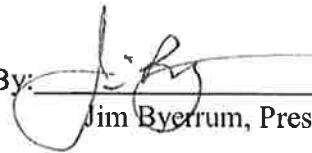
Jim Byerrum, President
California Domestic Water Company

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CALIFORNIA DOMESTIC WATER COMPANY, a California corporation (hereafter referred to as the "Company"), does hereby remise, release and forever quitclaim to the LA HABRA UTILITY AUTHORITY, a joint powers agency created in accordance with California Government Code Sections 6500 et seq., any and all right, title or interest the Company may have, including, but not limited to, any and all easement rights, in the parcels of real property situated in the County of Los Angeles, State of California identified on Exhibit A hereto, which exhibit is fully incorporated herein by this reference.

IN WITNESS WHEREOF, the Company has executed this Quitclaim Deed on December 27, 2013, at Whittier, California.

CALIFORNIA DOMESTIC WATER COMPANY

By: 

Jim Byerrum, President

STATE OF CALIFORNIA

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) ss.

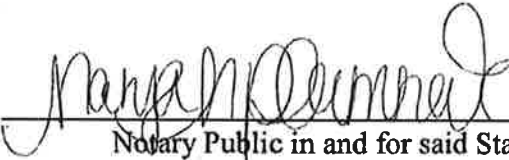
COUNTY OF LOS ANGELES

)

On December 27, 2013, before me, Manya M. Plummer, a Notary Public in and for said County and State, personally appeared JIM BYERRUM, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public in and for said State

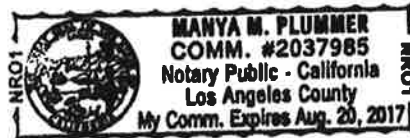


EXHIBIT A**LOS ANGELES COUNTY: LIST OF PARCELS IN THE CAROL SYSTEM**

	Address	City	Zip Code	Parcel No
1	1558 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-001
2	1610 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-002
3	1630 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-003
4	1642 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-004
5	1652 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-005
6	1662 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-006
7	1672 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-007
8	1678 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-038
9	1683 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-036
10	1679 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-037
11	1649 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-013
12	1637 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-014
13	1625 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-015
14	1617 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-016
15	1605 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-017
16	1569 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-018
17	1551 SIERRA VISTA DR	LA HABRA HEIGHTS	90631	8238-028-019
18	504 PAPYRUS DR	LA HABRA	90631	8238-035-004
19	510 PAPYRUS DR	LA HABRA	90631	8238-035-005
20	520 PAPYRUS DR	LA HABRA	90631	8238-035-006
21	PAPYRUS PARK	LA HABRA	90631	8238-035-035
22	548 PAPYRUS DR	LA HABRA HEIGHTS	90631	8238-028-035
23	553 PAPYRUS DR	LA HABRA HEIGHTS	90631	8238-028-034
24	549 PAPYRUS DR	LA HABRA HEIGHTS	90631	8238-028-033
25	541 PAPYRUS DR	LA HABRA	90631	8238-035-007
26	535 PAPYRUS DR	LA HABRA	90631	8238-035-008
27	527 PAPYRUS DR	LA HABRA	90631	8238-035-009
28	519 PAPYRUS DR	LA HABRA	90631	8238-035-010
29	511 PAPYRUS DR	LA HABRA	90631	8238-035-011
30	505 PAPYRUS DR	LA HABRA	90631	8238-035-012
31	504 PASSIFLORA DR	LA HABRA	90631	8238-035-013
32	510 PASSIFLORA DR	LA HABRA	90631	8238-035-014
33	520 PASSIFLORA DR	LA HABRA	90631	8238-035-015
34	526 PASSIFLORA DR	LA HABRA	90631	8238-035-016
35	534 PASSIFLORA DR	LA HABRA	90631	8238-035-017
36	540 PASSIFLORA DR	LA HABRA HEIGHTS	90631	8238-035-018
37	548 PASSIFLORA DR	LA HABRA HEIGHTS	90631	8238-028-032
38	553 PASSIFLORA DR	LA HABRA HEIGHTS	90631	8238-028-031
39	549 PASSIFLORA DR	LA HABRA HEIGHTS	90631	8238-028-030
40	541 PASSIFLORA DR	LA HABRA HEIGHTS	90631	8238-029-020
41	535 PASSIFLORA DR	LA HABRA HEIGHTS	90631	8238-029-021
42	527 PASSIFLORA DR	LA HABRA HEIGHTS	90631	8238-029-022
43	519 PASSIFLORA DR	LA HABRA HEIGHTS	90631	8238-029-023
44	1604 AGAVE AVE	LA HABRA	90631	8238-029-024
45	1616 AGAVE AVE	LA HABRA	90631	8238-029-025
46	1630 AGAVE AVE	LA HABRA	90631	8238-029-026
47	1642 AGAVE AVE	LA HABRA	90631	8238-029-027
48	516 MONDO DR	LA HABRA	90631	8238-029-028
49	524 MONDO DR	LA HABRA	90631	8238-029-029
50	528 MONDO DR	LA HABRA HEIGHTS	90631	8238-028-029
51	534 MONDO DR	LA HABRA HEIGHTS	90631	8238-028-028
52	544 MONDO DR	LA HABRA HEIGHTS	90631	8238-028-027
53	546 MONDO DR	LA HABRA HEIGHTS	90631	8238-028-026
54	548 MONDO DR	LA HABRA HEIGHTS	90631	8238-028-025

EXHIBIT A**LOS ANGELES COUNTY: LIST OF PARCELS IN THE CAROL SYSTEM**

	Address	City	Zip Code	Parcel No
55	604 MONDO DR	LA HABRA HEIGHTS	90631	8238-028-024
56	612 MONDO DR	LA HABRA HEIGHTS	90631	8238-028-023
57	615 MONDO DR	LA HABRA HEIGHTS	90631	8238-028-022
58	525 MONDO DR	LA HABRA	90631	8238-029-045
59	1650 AGAVE AVE	LA HABRA	90631	8238-029-031
60	1656 AGAVE AVE	LA HABRA	90631	8238-029-032
61	1664 AGAVE AVE	LA HABRA	90631	8238-029-033
62	BASIN PARK	LA HABRA	90631	8238-029-043
63	1661 AGAVE AVE	LA HABRA	90631	8238-029-034
64	1655 AGAVE AVE	LA HABRA	90631	8238-029-035
65	1643 AGAVE AVE	LA HABRA	90631	8238-029-036
66	1633 AGAVE AVE	LA HABRA	90631	8238-029-037
67	AGAVE PARK	LA HABRA	90631	8238-035-036
68	1603 AGAVE AVE	LA HABRA	90631	8238-035-019
69	1595 AGAVE AVE	LA HABRA	90631	8238-035-020
70	1589 AGAVE AVE	LA HABRA	90631	8238-035-021
71	1581 AGAVE AVE	LA HABRA	90631	8238-035-022
72	1575 AGAVE AVE	LA HABRA	90631	8238-035-023
73	1565 AGAVE AVE	LA HABRA HEIGHTS	90631	8238-035-024
74	1557 AGAVE AVE	LA HABRA	90631	8238-035-025
75	CAROL ST-SEWER PUMP STATION	LA HABRA	90631	8238-035-026

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed to the La Habra Utility Authority, a joint powers agency, by the instrument to which this Certificate is attached is hereby accepted by the undersigned agent on behalf of the Board of Directors of the La Habra Utility Authority pursuant to the action of said Board of Directors at its December 16, 2013 meeting, and the La Habra Utility Authority consents to the recordation thereof.

LA HABRA UTILITY AUTHORITY


By: 
~~Don Hannah~~, Executive Officer
James Sadro Intein

EXHIBIT 4

RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)

La Habra Utility Authority)
201 East La Habra Blvd.)
La Habra, CA 90633)

QUITCLAIM DEED

This is a conveyance of an interest in real property to a public agency, R & T 11922.

The undersigned declares that this documentary transfer tax is None (\$-0-) pursuant to Government Code Section 6103.



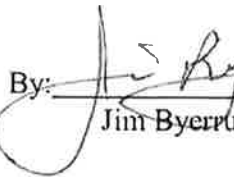
Jim Byerrum, President
California Domestic Water Company

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CALIFORNIA DOMESTIC WATER COMPANY, a California corporation (hereafter referred to as the "Company"), does hereby remise, release and forever quitclaim to the LA HABRA UTILITY AUTHORITY, a joint powers agency created in accordance with California Government Code Sections 6500 et seq., any and all right, title or interest the Company may have, including, but not limited to, any and all easement rights, in the parcels of real property situated in the County of Los Angeles, State of California identified on Exhibit A hereto, which exhibit is fully incorporated herein by this reference.

IN WITNESS WHEREOF, the Company has executed this Quitclaim Deed on December 27, 2013, at Whittier, California.

CALIFORNIA DOMESTIC WATER COMPANY

By: 

Jim Byerrum, President

STATE OF CALIFORNIA

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) ss.

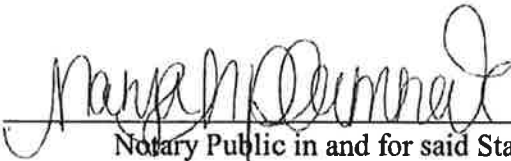
COUNTY OF LOS ANGELES

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On December 27, 2013, before me, Manya M. Plummer a Notary Public in and for said County and State, personally appeared JIM BYERRUM, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public in and for said State

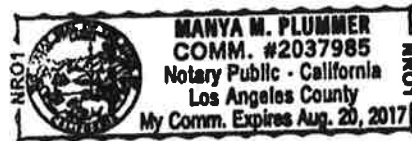


EXHIBIT A**LOS ANGELES COUNTY: LIST OF PARCELS IN THE HACIENDA SYSTEM**

	Address	City	Zip Code	Parcel No
1	102 E JANINE DR	LA HABRA	90631	8238-031-009
2	108 E JANINE DR	LA HABRA	90631	8238-031-010
3	118 E JANINE DR	LA HABRA	90631	8238-031-011
4	126 E JANINE DR	LA HABRA	90631	8238-031-012
5	138 E JANINE DR	LA HABRA	90631	8238-031-013
6	146 E JANINE DR	LA HABRA	90631	8238-031-014
7	154 E JANINE DR	LA HABRA	90631	8238-031-015
8	164 E JANINE DR	LA HABRA	90631	8238-031-016
9	174 E JANINE DR	LA HABRA	90631	8238-031-017
10	182 E JANINE DR	LA HABRA	90631	8238-031-018
11	192 E JANINE DR	LA HABRA	90631	8238-031-019
12	1202 ANTOINETTE DR	LA HABRA HEIGHTS	90631	8238-033-010
13	1210N ANTOINETTE DR	LA HABRA	90631	8238-033-011
14	1214 ANTOINETTE DR	LA HABRA	90631	8238-033-012
15	197 E JANINE DR	LA HABRA	90631	8238-031-023
16	189 E JANINE DR	LA HABRA	90631	8238-031-024
17	179 E JANINE DR	LA HABRA	90631	8238-031-025
18	171 E JANINE DR	LA HABRA	90631	8238-031-026
19	161 E JANINE DR	LA HABRA	90631	8238-031-027
20	153 E JANINE DR	LA HABRA	90631	8238-031-028
21	141 E JANINE DR	LA HABRA	90631	8238-031-029
22	133 E JANINE DR	LA HABRA	90631	8238-031-030
23	123 E JANINE DR	LA HABRA	90631	8238-031-031
24	115 E JANINE DRIVE	LA HABRA	90631	8238-031-032
25	105 E JANINE DR	LA HABRA	90631	8238-031-033
26	104 E MADELENA DR	LA HABRA	90631	8238-031-001
27	112 E MADELENA DR	LA HABRA	90631	8238-031-002
28	122 E MADELENA DR	LA HABRA	90631	8238-031-003
29	132 E MADELENA DR	LA HABRA	90631	8238-031-004
30	140 E MADELENA DR	LA HABRA	90631	8238-031-005
31	150 E MADELENA DR	LA HABRA	90631	8238-031-006
32	160 E MADELENA DR	LA HABRA	90631	8238-031-007
33	168 E MADELENA DR	LA HABRA	90631	8238-031-008
34	178 E MADELENA DR	LA HABRA	90631	8238-031-034
35	188 E MADELENA DR	LA HABRA	90631	8238-031-035
36	208 E MADELENA DR	LA HABRA	90631	8238-031-036
37	222 E MADELENA DR	LA HABRA	90631	8238-033-017
38	1231 SUNBIRD AVE	LA HABRA	90631	8238-033-002
39	1223 SUNBIRD AVE	LA HABRA	90631	8238-033-003
40	1215 SUNBIRD AVE	LA HABRA	90631	8238-033-004
41	1205 SUNBIRD AVE	LA HABRA	90631	8238-033-005
42	1204 SUNBIRD AVE	LA HABRA	90631	8238-033-006
43	1212 SUNBIRD AVE	LA HABRA	90631	8238-033-007
44	1222 SUNBIRD AVE	LA HABRA	90631	8238-033-008
45	1230 SUNBIRD AVE	LA HABRA	90631	8238-033-009
46	261 E MADELENA DR	LA HABRA	90631	8238-034-005
47	1231 CASA DEL REY DR	LA HABRA	90631	8238-033-013
48	1223 CASA DEL REY DR	LA HABRA	90631	8238-033-014
49	1215 CASA DEL REY DR	LA HABRA	90631	8238-033-015
50	1207 CASA DEL REY DR	LA HABRA	90631	8238-033-016
51	1206 CASA DEL REY DR	LA HABRA	90631	8238-034-006
52	1216 CASA DEL REY DR	LA HABRA	90631	8238-034-007
53	1222 CASA DEL REY DR	LA HABRA	90631	8238-034-008
54	1230 CASA DEL REY DR	LA HABRA	90631	8238-034-009


EXHIBIT A**LOS ANGELES COUNTY: LIST OF PARCELS IN THE HACIENDA SYSTEM**

	Address	City	Zip Code	Parcel No
55	1240 CASA DEL REY DR	LA HABRA	90631	8238-034-010
56	1260 CASA DEL REY DR	LA HABRA	90631	8238-034-024
57	249 E MADELENA DR	LA HABRA	90631	8238-034-001
58	239 E MADELENA DR	LA HABRA	90631	8238-034-002
59	229 E MADELENA DR	LA HABRA	90631	8238-034-003
60	219 E MADELENA DR	LA HABRA	90631	8238-034-004
61	207 E MADELENA DR	LA HABRA	90631	8238-032-023
62	185 E MADELENA DR	LA HABRA	90631	8238-032-010
63	177 MADELENA DR	LA HABRA	90631	8238-032-011
64	167 E MADELENA DR	LA HABRA	90631	8238-032-001
65	159 E MADELENA DR	LA HABRA	90631	8238-032-002
66	151 E MADELENA DR	LA HABRA	90631	8238-032-003
67	141 E MADELENA DR	LA HABRA HEIGHTS	90631	8238-032-004
68	133 E MADELENA DR	LA HABRA	90631	8238-032-005
69	123 E MADELENA DR	LA HABRA	90631	8238-032-006
70	113 E MADELENA DR	LA HABRA	90631	8238-032-007
71	105 E MADELENA DR	LA HABRA HEIGHTS	90631	8238-032-008
72	1206 N CITRUS DR	LA HABRA	90631	8238-035-003
73	1216 N CITRUS	LA HABRA	90631	8238-035-002
74	1230 N CITRUS DR	LA HABRA	90631	8238-035-001
75	1258 N CITRUS DR	LA HABRA HEIGHTS	90631	8238-029-013
76	1274 N CITRUS DR	LA HABRA	90631	8238-029-049
77	1280 N CITRUS DR	LA HABRA	90631	8238-029-048
78	1314 CITRUS ST	LA HABRA	90631	8238-029-039
79	1320 N CITRUS DR	LA HABRA	90631	8238-029-018
80	1322 N CITRUS DR	LA HABRA HEIGHTS	90631	8238-029-047
81	1319 N. CITRUS DR.	LA HABRA HEIGHTS	90631	8238-030-004
82	1324 N CITRUS DR	LA HABRA	90631	8238-029-016
83	1309 N CITRUS DR	LA HABRA	90631	8238-030-072
84	251 VILLA RITA DR	LA HABRA	90631	8238-030-073
85	1283 N CITRUS DR	LA HABRA	90631	8238-030-075
86	250 VILLA RITA DR	LA HABRA HEIGHTS	90631	8238-030-074
87	1275 N CITRUS DR	LA HABRA	90631	8238-030-076
88	1270 CASA DEL REY	LA HABRA HEIGHTS	90631	8238-030-079
89	1263 N CITRUS DR	LA HABRA	90631	8238-034-026
90	1245 N CITRUS DR	LA HABRA	90631	8238-034-014
91	1229 N CITRUS DR	LA HABRA	90631	8238-034-013
92	1217 N CITRUS DR	LA HABRA	90631	8238-034-012
93	1213 N CITRUS DR	LA HABRA	90631	8238-034-011

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed to the La Habra Utility Authority, a joint powers agency, by the instrument to which this Certificate is attached is hereby accepted by the undersigned agent on behalf of the Board of Directors of the La Habra Utility Authority pursuant to the action of said Board of Directors at its December 16, 2013 meeting, and the La Habra Utility Authority consents to the recordation thereof.

LA HABRA UTILITY AUTHORITY

By: 
~~Don Hannah, Executive Officer~~
James Sadro Interim